

**ORDINANCE NO. 16-824**

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING A CHANGE OF ZONING AND AMENDMENT TO THE OFFICIAL ZONING MAP FOR APPROXIMATELY 2.49 ACRES OF REAL PROPERTY GENERALLY LOCATED APPROXIMATELY 448 FEET NORTH OF ROAD 4½ NORTH AND APPROXIMATELY 1000 FEET WEST OF NORTH ROAD 1 WEST, ALSO KNOWN AS YAVAPAI COUNTY ASSESSOR'S PARCEL NO. 306-05-095M, FROM SINGLE FAMILY RESIDENTIAL, 1.6-ACRE MINIMUM (SR-1.6) ZONING DISTRICT TO SINGLE-FAMILY RESIDENTIAL, 1-ACRE MINIMUM (SR-1) ZONING DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR NON-SEVERABILITY; AND PROVIDING PENALTIES.**

**WHEREAS**, the Town Council has determined that this amendment to the Official Zoning Map conforms with the Town of Chino Valley General Plan and any applicable Specific Area Plan, neighborhood, or other plan, and any overlay zoning district; and

**WHEREAS**, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws; and

**WHEREAS**, the Planning and Zoning Commission, by a vote of 6-0 recommends approval of the rezoning;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

**Section 1. In General.**

1. The Change of Zoning and amendment to the Official Zoning Map is hereby approved for property consisting of approximately 2.49 acres, described in Exhibit A and as shown on the Zoning Exhibit (map) in Exhibit B, both attached hereto and incorporated herein by this reference, from Single Family Residential, 1.6-acre minimum (SR-1.6) zoning district to Single-Family Residential, 1-acre minimum (SR-1) zoning district.

2. The Property described in Paragraph 1 of this Section shall be used and developed in accordance with the Town of Chino Valley Unified Development Ordinance

**Section 2. Providing for Repeal of Conflicting Ordinances.**

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 3. Providing for Non-Severability.**

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and this ordinance shall have no force or effect.

**Section 4. Providing for Penalties.**

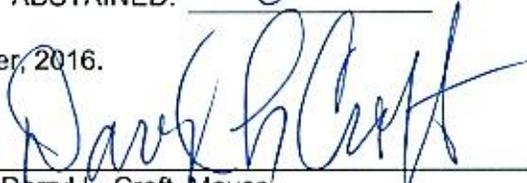
Any person found responsible for violating this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Sections 1.10 and 1.11 of the Town of Chino Valley Unified Development Ordinance. Each day a violation continues, or the failure to perform any act or duty required by this zoning ordinance, the Unified Development Ordinance or by the Town of Chino Valley Town Code continues, shall constitute a separate civil offense.

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Chino Valley, Arizona this 13<sup>th</sup> day of December, 2016 by the following vote:

AYES: 7  
NAYS: 0

ABSENT: 0  
ABSTAINED: 0

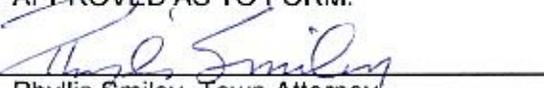
APPROVED this 13th day of December, 2016.

  
Darryl L. Croft, Mayor

ATTEST:

  
Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:

  
Phyllis Smiley, Town Attorney

The following exhibits are attached hereto and incorporated herein:

- 1. Legal Description
- 2. Zoning Exhibit (map)

I, JAMI C. LEWIS, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 16-824 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHINO VALLEY ON THE 13th DAY OF DECEMBER, 2016, WAS POSTED IN THREE PLACES ON THE 14<sup>TH</sup> DAY OF DECEMBER, 2016.

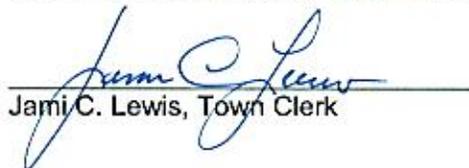
  
Jami C. Lewis, Town Clerk



EXHIBIT "A"

### LEGAL DESCRIPTION

### PARCEL A

PARCEL "A" of that certain Record of Survey, recorded in Book 157 of Land Surveys at Page 91, Y.C.R.O., being within Section 4, T. 16 N., R. 2 W., G. & S.R.M., Yavapai County, AZ.

More particularly described as follows:

BEGINNING at the Northwest corner of said Parcel A, which is also the Northwest corner of Parcel 7 as recorded in Book 3761 of Deeds at Page 881 Y.C.R.O.;

THENCE S89°59'26"E along the North line of said Parcel 7, a distance of 310.97' to a 1/2 inch rebar with cap, L.S. 19353;

THENCE S02°03'49"E, a distance of 344.83';

THENCE West a distance of 317.55' to a point on the West line of said Parcel 7;

THENCE N00°58'12"W along said West line of Parcel 7, a distance of 344.71' to the TRUE POINT OF BEGINNING.

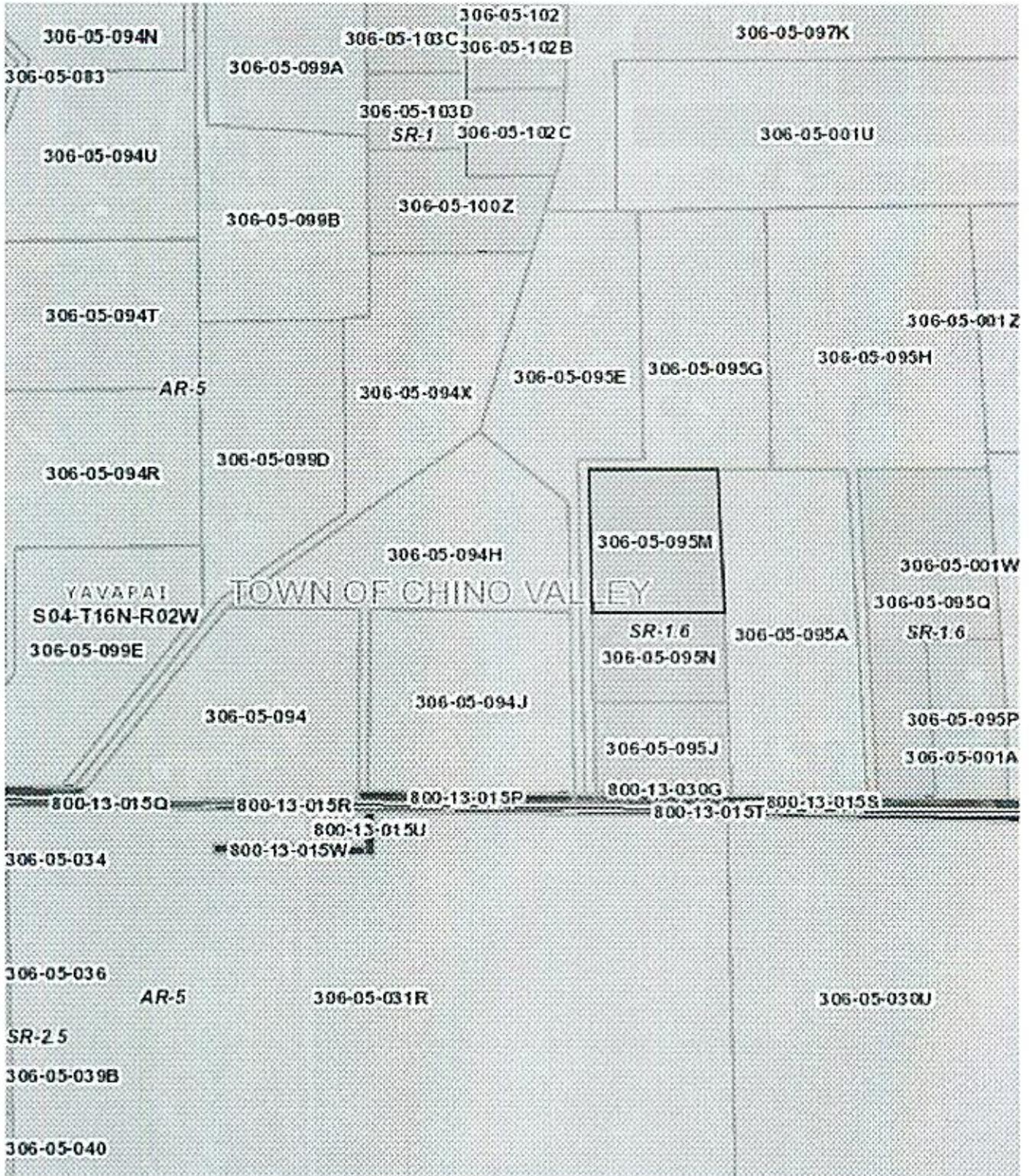
SUBJECT TO AND TOGETHER WITH a 25 foot easement for ingress, egress, and public utilities as shown on said plat, being over the East 25 feet of the South 100 feet of said parcel.

CONTAINING 2.48 Acres +/-

RECORDERS OFFICE  
QUESTIONABLE REPRODUCTION



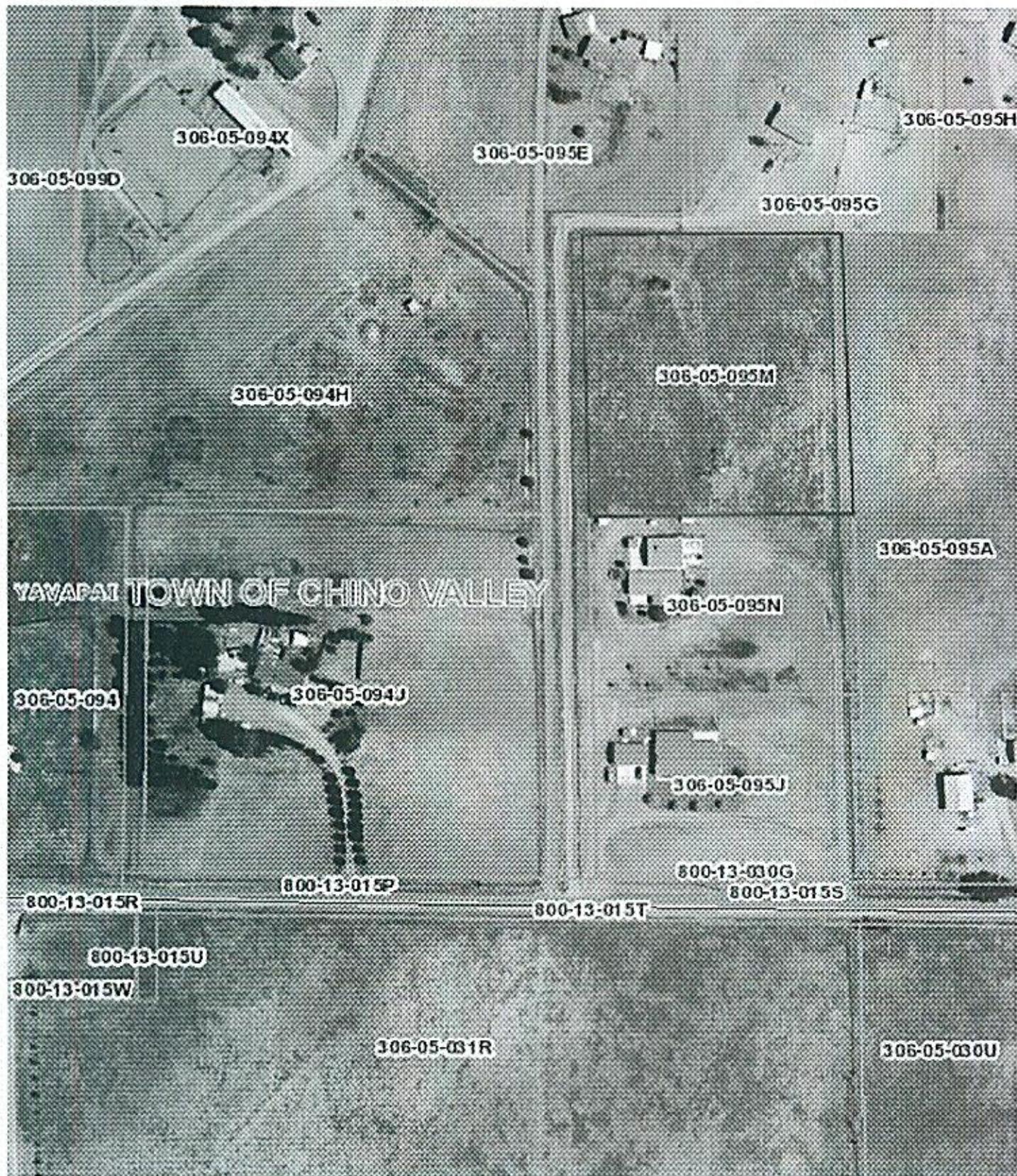
# Granillo



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 5.2.2016

# Vicinity Map



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Map printed on: 8.31.2016